113.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	590,400 / 590,400
					USE VALUE:	590,400 / 590,400
					ASSESSED:	590,400 / 590,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONIKOWSKI WYATT
Owner 2:	SANDOVAL ALYSSA CLARE
Owner 3:	
Street 1:	2 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILSON JANICE E -
Owner 2:	-
Street 1:	2 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,256 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1930, having primarily Vinyl Exterior and 1424 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4256.000	207,000		383,400	590,400
Total Card	0.098	207,000		383,400	590,400
Total Parcel	0.098	207,000		383,400	590,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.49 | /Parcel: 414.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 72183
GIS Ref:
GIS Ref:
Insp Date: 12/08/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,100	0	4,256.	383,400	590,500	590,500	Year End Roll	12/18/2019
2019	101	FV	188,900	0	4,256.	377,900	566,800	566,800	Year End Roll	1/3/2019
2018	101	FV	188,900	0	4,256.	290,300	479,200	479,200	Year End Roll	12/20/2017
2017	101	FV	201,000	0	4,256.	273,800	474,800	474,800	Year End Roll	1/3/2017
2016	101	FV	201,000	0	4,256.	251,900	452,900	452,900	Year End	1/4/2016
2015	101	FV	200,000	0	4,256.	235,500	435,500	435,500	Year End Roll	12/11/2014
2014	101	FV	200,000	0	4,256.	216,900	416,900	416,900	Year End Roll	12/16/2013
2013	101	FV	200,000	0	4,256.	216,900	416,900	416,900		12/13/2012

!8773!

PRINT

Date	Time
12/10/20	23:18:54

LAST REV

Date	Time
06/15/18	08:20:38
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8773

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON JANICE E	1354-84		5/30/2008		385,000	No	No		
	940-164		11/1/1980		75,000	No	No		Y

USER DEFINED

Prior Id # 1:	72183
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	663	Redo Kit	51,310	C				
9/17/2015	1360	Redo Bat	18,630		9/17/2015			Remodel bathroom.
9/22/2011	1173	Manual	2,800					insulation
6/12/2009	478	New Wind	3,000					
2/23/2007	117	Siding	14,125	C		G8	GR FY08	
8/16/2002	679	Re-Roof	2,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	Inspected	DGM	D Mann
9/29/2016	Measured	DGM	D Mann
9/29/2016	Permit Visit	DGM	D Mann
9/29/2016	Left Notice	DGM	D Mann
11/25/2008	Meas/Inspect	336	PATRIOT
5/17/2000	Inspected	276	PATRIOT
2/7/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4256		Sq. Ft.	Site		0	70.	1.29	6									383,375						383,400	

Total AC/HA: 0.09770 | Total SF/SM: 4256 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 383,375 | Spl Credit | Total: 383,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98255032
Adj $ / SQ:	126.012
Other Features:	90200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281263
Depreciation:	74253
Depreciated Total:	207009

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

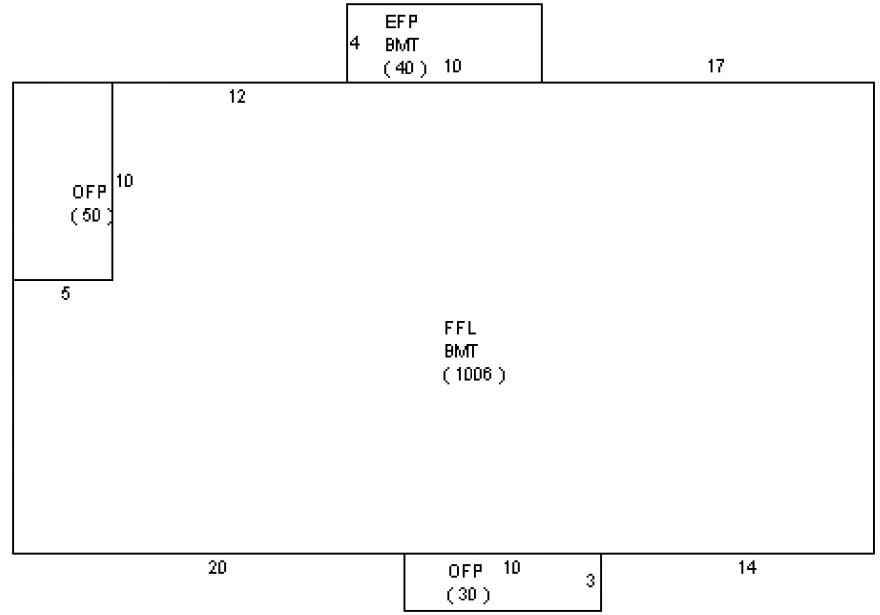
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.01
Special Features:	0	Val/Su Net:	95.30
Final Total:	207000	Val/Su SzAd	205.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,046	55.950	58,523
FFL	First Floor	1,006	126.010	126,768
OFP	Open Porch	80	36.480	2,918
EFP	Enclos Porch	40	71.330	2,853

Net Sketched Area:	2,172			Total:	191,062
Size Ad	1006	Gross Are	2172	FinArea	1424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	